This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1281622 DEEDWARR
06/05/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250605-0044155

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th Day of May 2025.

Marcia Escobar
Notary Public

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 10/25/27

NAME AND ADDRESS OF PROPERTY OWNER:
Mubarak Nagi Hauter
408 Oak Forge Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Mubarak Nagi Hauter
408 Oak Forge Dr.
Antioch, TN 37013

MAP AND PARCEL NUMBER: 163110A03500CO

WARRANTY DEED
25NT00553

Effective the 14th Day of May, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James C. Talley

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mubarak Nagi Hauter, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of the Third Revision of Section Two, Bell Forge Village, as of record in Plat Book 6900, page 250, said Register's Office.

Being the same property conveyed to James C. Talley from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. by Warranty Deed dated 12/19/1994 and recorded 12/27/1994 in Book 9555, page 287, Register's Office of said County.

This is an improved property commonly known as: 408 Oak Forge Dr, Antioch, TN 37013-2319

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of May, 2025

James C. Talley

James C. Talley

State of NEW MEXICO
County of DONA ANA

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James C. Talley**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 04 / 17 / 2029.

DARYL BROWN
Notary Public
State of New Mexico
Comm. # 1117466
My Comm. Exp. Apr 17, 2029

Tennessee Certification of Electronic Document

I, Shawn Stevens do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 14, 2025 (date of document).

Affiant Signature

6/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5TH of JUNE, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26